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NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT
(M)**

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT - NELLORE
URBAN DEVELOPMENT AUTHORITY – PROPOSAL FOR CHANGE OF LAND USE FROM
RESIDENTIAL USE TO COMMERCIAL USE IN CAS NO.674/2, 3 OF NELLORE BIT-I,
NELLORE TO AN EXTENT OF 6020.12 SQ.MTS APPLIED BY SMT. P. LAKSHMI AND P.
MASTHANAI AH.

*G.O.Ms.No.200, Municipal Administration & Urban Development (M) Department, 30th November,
2020]*

NOTIFICATION

In exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the Government hereby makes the following variation to the land use envisaged in the Nellore GTP Scheme/ Master Plan sanctioned in G.O.Ms.No.11, MA&UD Department, dt: 07.01.2011, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.174, Part-I, Dated:08.07.2020 as required under sub-section (3) of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

VARIATION

The site in S.No.674/2,3 of Nellore Bit – I, Gomathy Nagar admeasuring to an extent of 6020.12 Sq.mts. The boundaries of which are given in the schedule below, which was earmarked as Residential use in the General Town Planning Scheme (Master Plan) of Nellore Municipal Corporation sanctioned in G.O.Ms.No.11, Municipal Administration & Urban Development Department, Dated:07.01.2011 is now designated as Commercial land use by variation of change of land use in the revised part proposed land use Map of GTP MMPNo.7/2018/NUDA of Nellore

Municipal Corporation and is available in the office of the Nellore Municipal Corporation, Nellore/ NUDA office, Nellore, subject to the following conditions:-

1. the applicant shall handover the land required for widening of 40 feet road to the Competent Authority on southern side at free of cost by way of gift deed.
2. the applicant shall obtain building permission from the Competent Authority and to pay 14% open space charges and other relevant fees as per rules
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
7. any other conditions as may be imposed by Vice Chairperson, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North : 33 ft Layout road and others land.
East : Others land.
South : 40 ft Layout road and Others Land.
West : Others Land.

J. SYAMALA RAO
SECRETARY TO GOVERNMENT